DOUGLAS COUNTY, NV

RPTT:\$0.00 Rec:\$16.00

2017-903963 09/13/2017 12:31 PM

\$16.00 Pgs=3

SPL, INC

KAREN ELLISON, RECORDER

E07

#### **RECORDING REQUESTED BY:**

Regional Lender Center

Order No.: FCPF-7001701072

#### When Recorded Mail Document To:

Nancy C. Nolan, Trustee The Bypass Trust created under The Nolan Family Trust dated June 10, 1997 55 Country Hills Danville, CA 94506

APN/Parcel ID(s): 1418-10-511-011

SPACE ABOVE THIS LINE FOR RECORDER'S USE

## **GRANT, BARGAIN AND SALE DEED**

R.P.T.T \$0

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Nancy C. Nolan, trustee of The Bypass Trust created under The Nolan Family Trust dated June 10, 1997 that original held title as Nancy C. Nolan, trustee of The Nolan Family Trust dated June 10, 1997

do(es) hereby GRANT, BARGAIN AND SELL to

Nancy C. Nolan, trustee of The Bypass Trust created under The Nolan Family Trust dated June 10, 1997

the real property situate in the County of Douglas, State of Nevada, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

#### Subject to:

- All general and special taxes for the current fiscal year.
- 2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of way and Easements now of record.

Together with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any revisions, remainders, rents, issues or profits thereof.

Grant, Bargain and Sale Deed SCA0002455.doc / Updated: 10.30.15

CA-CT-FCPF-02180.993700-FCPF-7001701072

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document. State of Nevada County of <u>Douglas</u>
On <u>Sept le 2017</u> before me, Erika D. marsforn
(here insert name and title of the officer) Notary Public, personally appeared Nancy C. Nolan who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) (s) are subscribed to the within instrument and acknowledged to me that he she/they executed the same in his/her/their authorized capacity(ies), and that by hie hey their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal. (Seal) Signature ERIKA D MARSTON Notary Public-State of Nevada

The Bypass Trust created under The Nolan Family Trust dated June 10, 1997

Dated: September 5, 2017

APPT. NO. 17-2694-5 My Appt. Expires 07-01-2021

# **EXHIBIT "A"**Legal Description

### For APN/Parcel ID(s): 1418-10-511-011

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF GLENBROOK, COUNTY OF DOUGLAS, STATE OF NEVADA AND IS DESCRIBED AS FOLLOWS:

LOT 37, IN BLOCK C, AS SHOWN ON THE MAP OF GLENBROOK UNIT NO. 3, FILED IN THE OFFICE OF THE RECORDER OF DOUGLAS COUNTY, NEVADA, ON JUNE 13, 1980 AS FILE NO. 45299.

EXCEPTING THEREFROM ALL THAT REAL PROPERTY SITUATE IN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 10, TOWNSHIP 14 NORTH, RANGE 18 EAST, M.D.B. & M., DOUGLAS COUNTY, NEVADA DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 37, BLOCK C, GLENBROOK UNIT NO. 3-A, RECORDED JUNE 13, 1980; THENCE SOUTH 84°55'13" WEST 112.34 FEET TO THE SOUTHWEST CORNER OF SAID LOT 37; THENCE NORTH 39°30'50" EAST 20.00 FEET; THENCE NORTH 79°57'07" EAST 123.33 FEET; THENCE SOUTH 39°30'50" WEST 35.00 FEET TO THE POINT OF BEGINNING AND AS FURTHER SHOWN ON LOT LINE ADJUSTMENT MAP FILED IN THE OFFICE OF THE RECORDER OF DOUGLAS COUNTY, NEVADA ON DECEMBER 28, 1983 AS DOCUMENT NO. 93495.

THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED AUGUST 2, 2002, IN BOOK 0802, PAGE 00765, AS INSTRUMENT NO. 548653

Grant, Bargain and Sale Deed SCA0002455.doc / Updated: 10.30.15

CA-CT-FCPF-02180.993700-FCPF-7001701072

## STATE OF NEVADA DECLARATION OF VALUE

| 1.   | As  | ssessor's Parcel Number(s)   |  |  |  |  |
|--|---|--|--|--|--|--|
|  | a.  | 1418-10-511-011  |  |  |  |  |
|  | b.  |  |  |  | \ \  |  |
|  | C.  |  |  |  | \ \  |  |
|  | d.  |  |  |  | \ \  |  |
| 2.   |   | /pe of Property:   |  |  | \ \  |  |
|  |   | ☐ Vacant Land b. ☑ Single Fam. Res.  | EOD DECO   | POEDS ODT  | IONIAL LICE ONLY   | ,  |
|  |   | ☐ Condo/Twnhse d. ☐ 2-4 Plex   |  | KDERS OP H   | IONAL USE ONLY   |  |
|  |   |  | Book:  | -/0  | Page:  |  |
|  |   | ☐ Apt. Bldg f. ☐ Comm'l/Ind'l  | Date of Rec  | ust ok - JS  |  | -  |
|  | g.  | ☐ Agricultural h. ☐ Mobile Home  | Notes.   | ust ok - JS  |  | \  |
|  |   | ☐ Other  |  |  |  | \  |
| 3.   | a.  | Total Value/Sales Price of Property  | \$ 0.00  |  |  | - N  |
|  |   | Deed in Lieu of Foreclosure Only (value of prop  | and the same of th | The state of the s |  | The state of the s |
|  |   | Transfer Tax Value   | \$ 0.00  |  | "  | A No.  |
|  |   |  | and the same of th | 1  |  | The same of the sa |
|  | Œ.  | Real Property Transfer Tax Due   | \$ 0   | 1 1  |  | The same of the sa |
| 4.   | lf  | Exemption Claimed  |  | 1 1  |  | \ \  |
|  |   |  | tion 07  | ) ]  |  | 7  |
|  |   | Transfer Tax Exemption per NRS 375.090, Sec  |  | <del></del>  | <u></u>  |  |
|  | b.  | Explain Reason for Exemption: Transfer without   | t consideration to d   | or from a trust  |  |  |
|  |   |  | 1  | <u>//_</u>   |  |  |
|  |   | artial Interest: Percentage being transferred:   | 36 36.27   |  |  |  |
| 5.   | Pa  | artial interest. Fercentage being transferred.   | %  |  |  |  |
|  |   |  |  | ırv pursuant t   | to NRS 375 060   | and NRS  |
| The  | e u   | indersigned declares and acknowledges, under   | r penalty of perju   | iry, pursuant t<br>rmation and b   | to NRS 375.060<br>elief, and can be  | and NRS  |
| The 375  | e u<br>5.11   | indersigned declares and acknowledges, under 10, that the information provided is correct to the   | r penalty of perjue best of their info   | rmation and b  | elief, and can be a  | supported  |
| The<br>379<br>by   | e u<br>5.11<br>doc  | indersigned declares and acknowledges, under 10, that the information provided is correct to the cumentation if called upon to substantiate the in   | r penalty of perjue<br>best of their infor<br>formation provided   | rmation and b<br>d herein. Furt  | elief, and can be a<br>thermore, the part  | supported<br>ies agree   |
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